

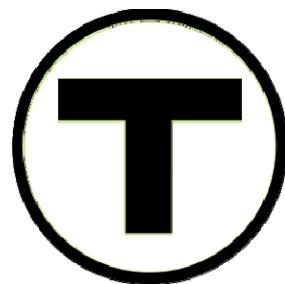


NEW INTERMODAL CENTER

HINGHAM, MA



Second Public Meeting: March 31, 2011 from 6:30-8:00 p.m.
Location: Hingham Town Hall Central Meeting Room
210 Central Street Hingham, MA



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- ✓ Direct Press Inquiries/ Questions to: Joe Pesaturo , MBTA jpesaturo@mbta.com

MBTA Project Manager

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Public Meeting Communication and Coordination Specialist

✓ **Pablo J. Calderon**

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Agenda

- **MBTA Welcome and Introductions-MBTA**
- **Development Update-STV**
- **General Project Information-STV**
 - Project Scope
 - Project Schedule
- **Input and Questions**

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STV Incorporated

- **Full-service planning, Architectural, Engineering & Construction Management firm**
- **1,600+ staff with expertise in all anticipated service areas**
- **Established Boston office - serving MBTA for over 31 years**
- **In-depth understanding of the project location**
 - Fore River Bridge Type Study and Design Services
 - DCR Building 45 Building Renovation

Buildings & Facilities | Construction Management | Transportation & Infrastructure

www.stvinc.com



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Project Team

- **Massachusetts Bay Transportation Authority, MBTA**
 - Client
- **Prime**
 - STV Incorporated: Architecture & Engineering
 - (Civil, Structural, Mechanical, Electrical, Plumbing and Fire Protection)
- **Sub Consultants**
 - Stephens Associates Consulting Engineers, LLC: Geotechnical
 - C&C Consulting Engineers, LLC: Survey
 - TRC Environmental Corp.: Environmental and Permitting
 - Keville Enterprises, Inc.: Cost Estimating and Constr. Schedule

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Enhances Local Initiatives

- **Massachusetts Bay Transportation Authority's** (www.mbta.com)
 - Proves Commitment to improved services and facilities
- **The 2001 Town of Hingham Master Plan**
 - Increases public access to waterfront areas
 - Promotes the use of public transportation
- **MetroFuture 2002 (Strategy 12)**
 - Expands coordinated transportation
- **The Launch at Hingham Shipyard** (www.hinghamlaunch.com)
 - Provides transportation to and from the mixed use development
 - Improves our environment

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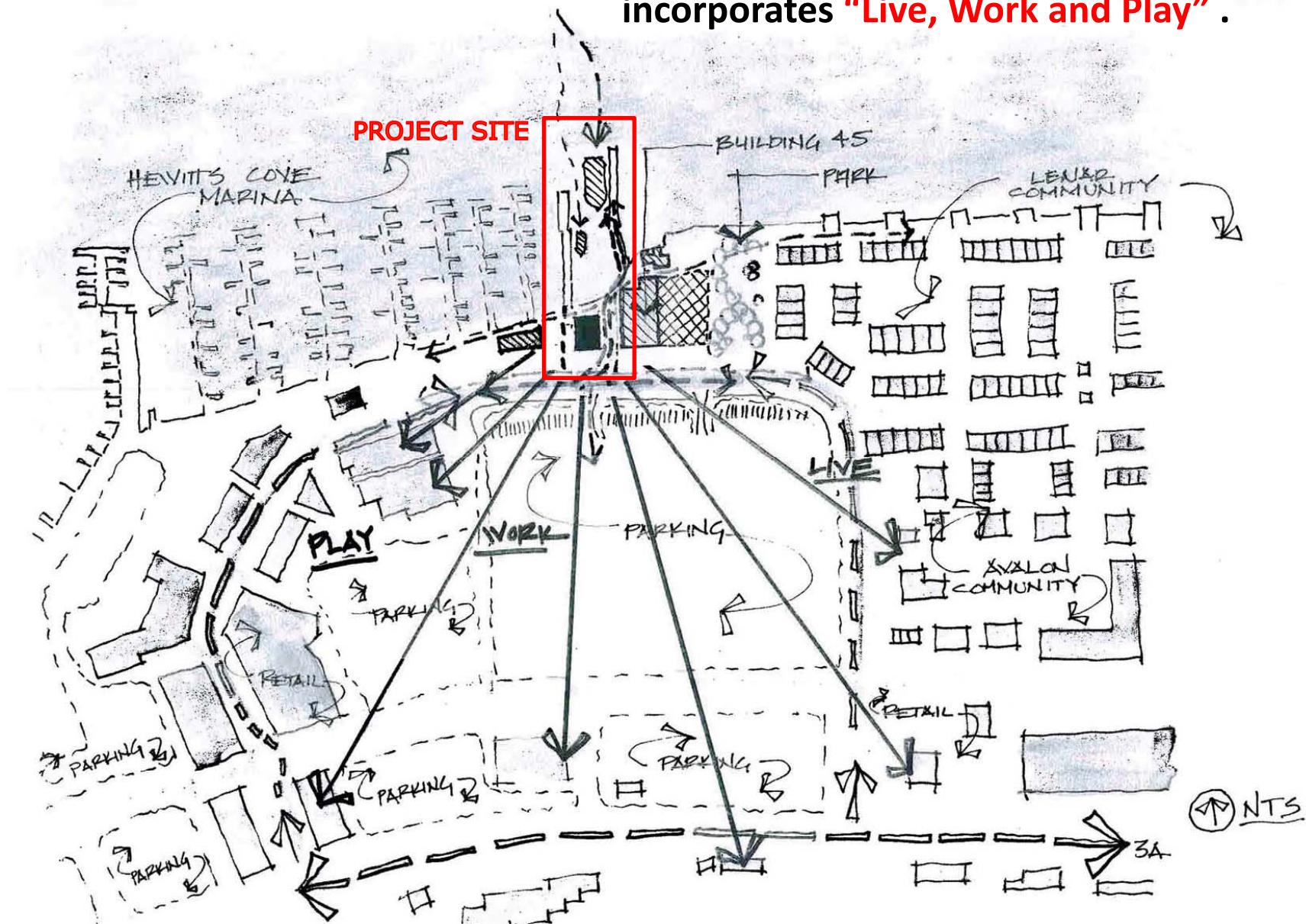
HINGHAM, MA

Existing Site



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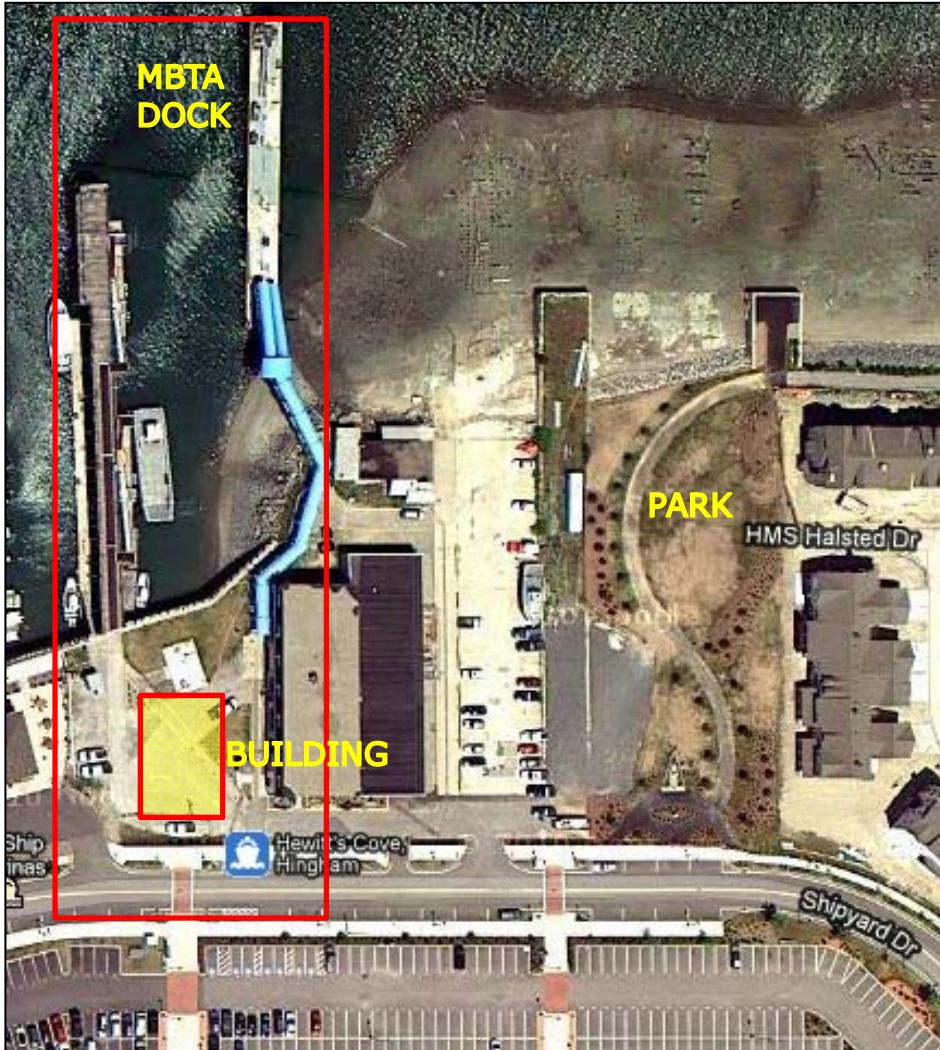
The Launch at Hingham Shipyard is a mixed use development that incorporates **“Live, Work and Play”**.



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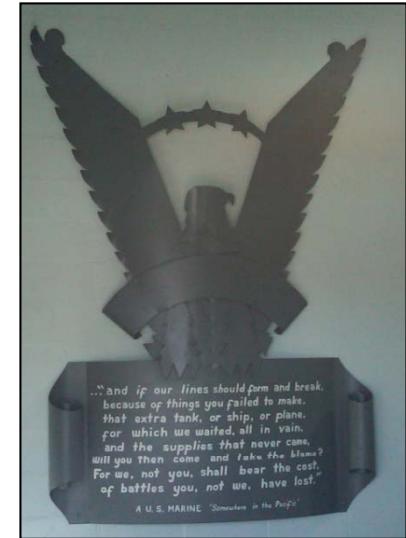
Site Developments



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Site Developments

LENNAR
URBAN



SAMUELS & ASSOCIATES

Avalon
COMMUNITIES
Time Well Spent.

STV

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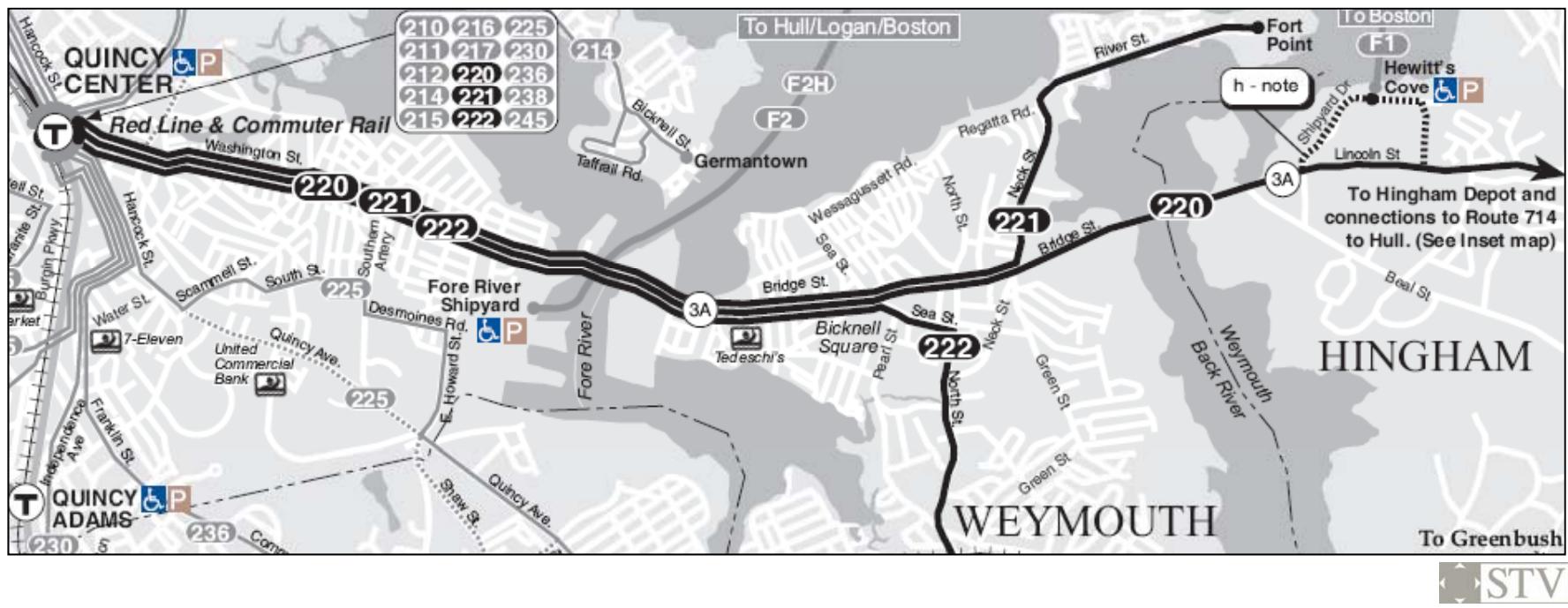
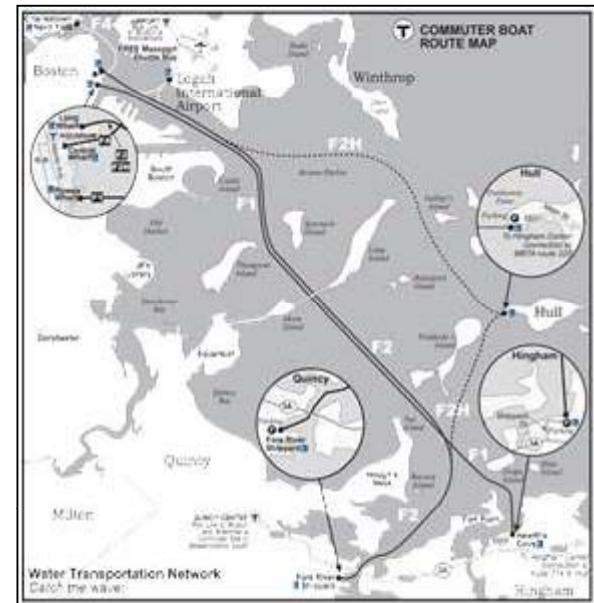
Building Program

•MBTA F1 Commuter Boat:

- Hingham Harbor/ Rowes Wharf Boston

•MBTA Route 220 Bus:

- Quincy Center Station/ Hingham Depot



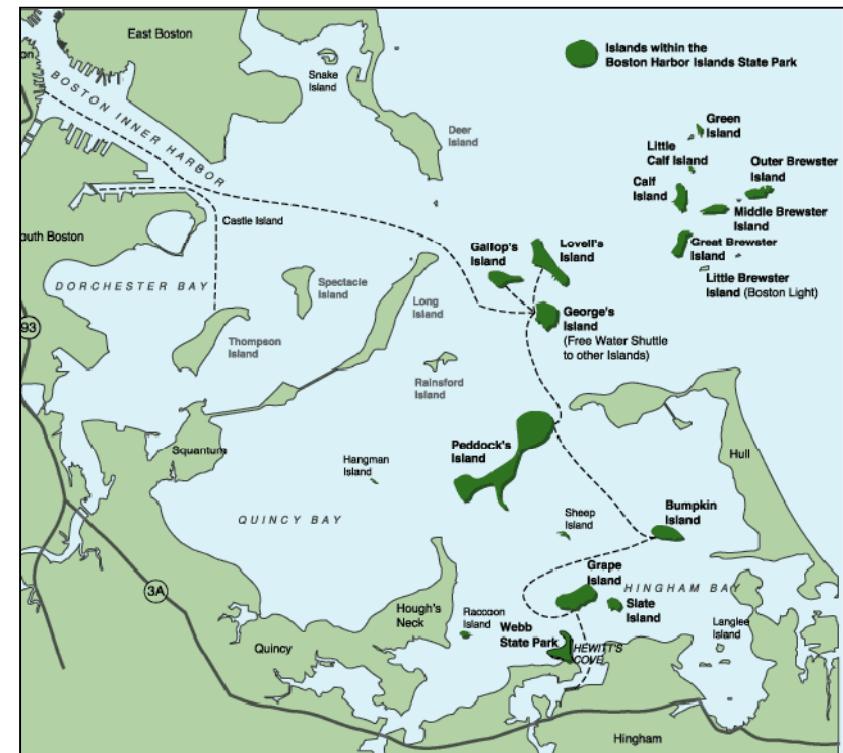
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Building Program -cont'd



- DCR Boston Harbor Island's Cruises
- Hingham Harbor Master (HHM)
- MA Environmental Police



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Project Goals

- **Provide accessible passenger facilities**
- **Improve safety and security**
- **Improve pedestrian circulation**
- **Delineate public/ private space**
- **Replace services in outdated location**
- **Enhance the overall experience of users**
- **Provide a gateway to the Boston Harbor Islands**

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Scope of Work

- **Design and Construction Phase Services**
 - 8,400 sf
 - Accessible
 - Intermodal
- **Provide permitting for 0.5 of 2.7 acre total project site**
- **Basis of design (LEED Silver equivalent)**

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Project Permitting Overview

- **Site redevelopment is subject to federal, state and local environmental permits including:**
 - Federal Transit Authority review and confirmation of Categorical Exclusion, CE under National Environmental Policy Act (NEPA), including any historical resources
 - Mass Executive Office of Energy & Environmental Affairs (EOEEA) review of MEPA Environmental Notification Form, ENF
 - Hingham Conservation Commission review and approval of Notice of Intent, NOI filing under Mass Wetlands Protection Act for work in/near wetland resource areas
 - Mass Office of Coastal Zone Management (MCZM) CZM Consistency Review for work in Coastal Zone
 - MassDEP review of underground storage tank removal under Mass Contingency Plan (MCP)
 - Site is not subject to US Army Corps of Engineers permitting for work in Waters of the US, or MassDEP Mass Ch. 91 licensing for work in waterway or filled tidelands

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Project Permitting Overview

-Continued

- While no wetlands or waterway are impacted, Notice of Intent Permitting includes comprehensive review of:
 - Work within Land Subject to Coastal Storm Flowage (310 CMR 10.04), Riverfront Area (310 CMR 10.58) and the 100 foot buffer zone of Coastal Bank
 - Stormwater Management Plan
- Site Assessment was conducted and no soil or ground water contamination was detected.
- Geothermal System will require the following notifications and general permits:
 - National Pollutant Discharge Elimination System (NPDES) Noncontact Cooling Water General Permit
 - Non-Consumptive Use Notification Statement for Compliance with the Massachusetts Water Management Act
 - Groundwater Discharge Permit

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Site Considerations

- **Close setbacks**
 - Boundaries
 - Adjacent properties
- **Arrivals at the site by various modes**
 - Public transit (Rt. 220 Bus/ F1 Ferry)
 - DCR's BHI Cruises
 - Drop Off "kiss-n-ride"
 - Vehicles in Pkg. Lot
 - Bicycle
 - Local residents/ pedestrians

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Site Considerations

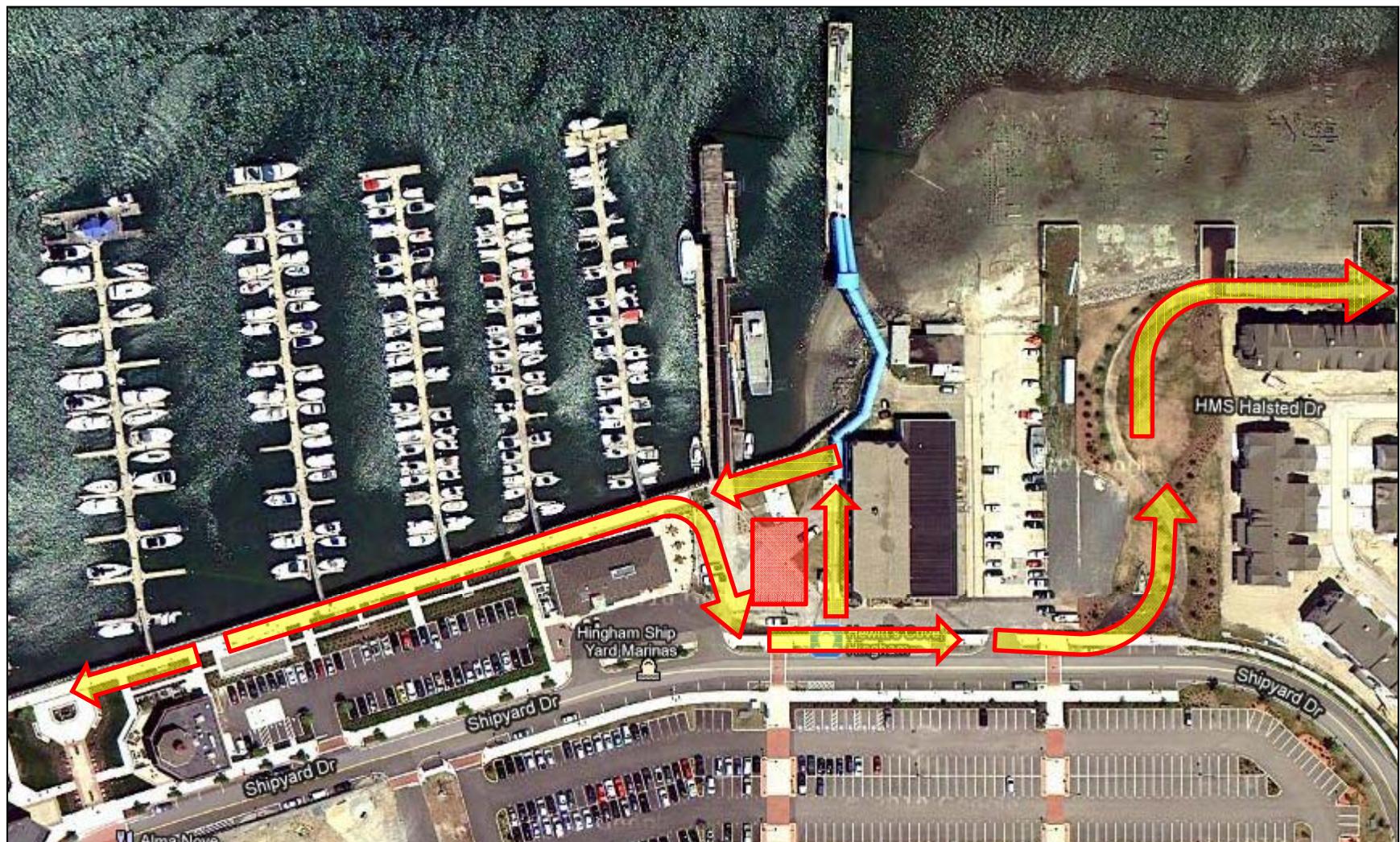
- **Pedestrian circulation areas constructed of concrete**
- **Natural landscaping consistent with shipyard redevelopment**
 - Crushed stone
 - natural grasses
- **Bicycle storage provided along the western side of the building**
- **Areas vulnerable to vehicular traffic protected**



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Harbor Walk

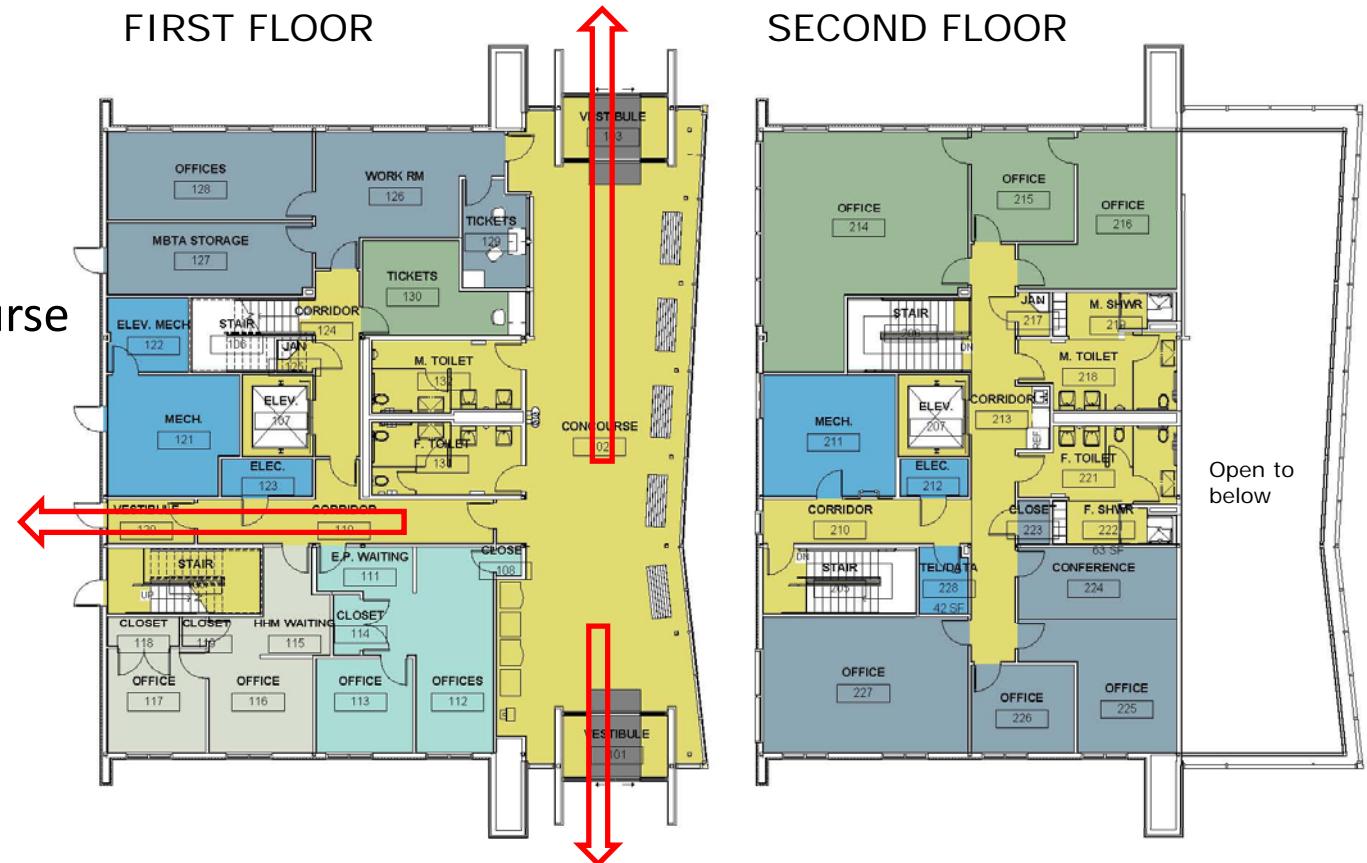
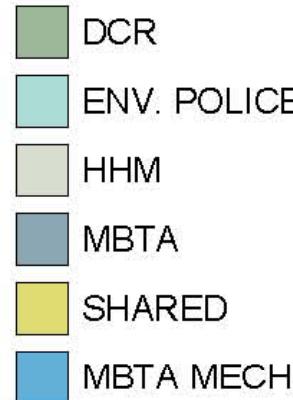


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Building Circulation

- Two primary volumes (separate circulation)
 - Public Concourse
 - Private Office



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Modified Space Allocation

- **Value Engineering**
 - At 60% level design
 - Brought to budget \$4.5M
 - Reduced building by 30%
 - Maintained all tenants
 - Maintained LEED
 - Maintained quality

MBTA Intermodal Center
Estimated Program Space Summary

*GSF	Previously 12,767 SF	Currently 8,400 SF	
*MBTA	6,560	4890	
MBTA SHARED	2,460	1,564	
DCR	2,702	1,075	
HHM	550	412	
ENV. POLICE	495	459	

***MBTA Space includes:**

CIRCULATION SPACE

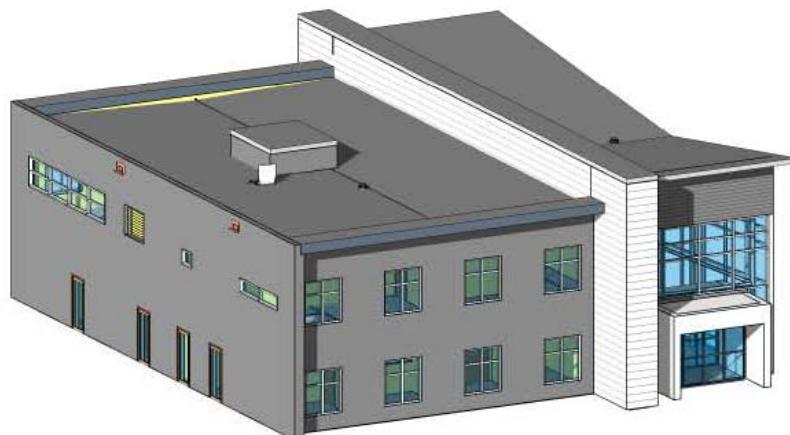
RESTROOMS

SUPPORT SPACE

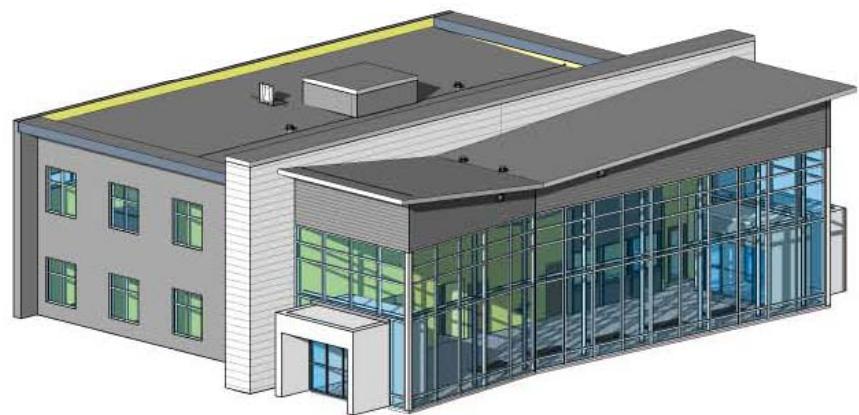
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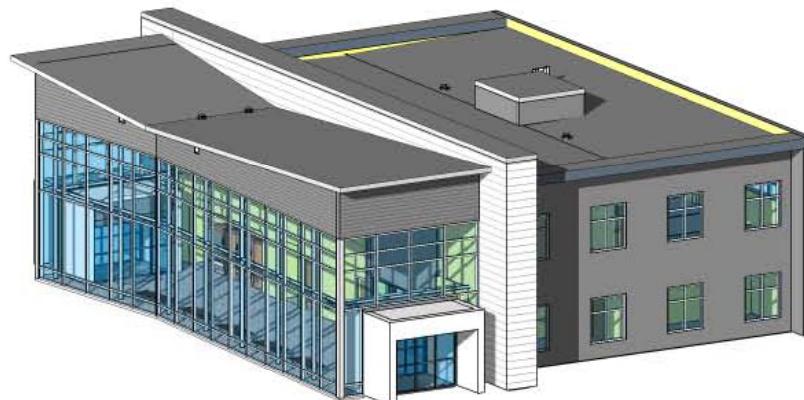
Isometric Views



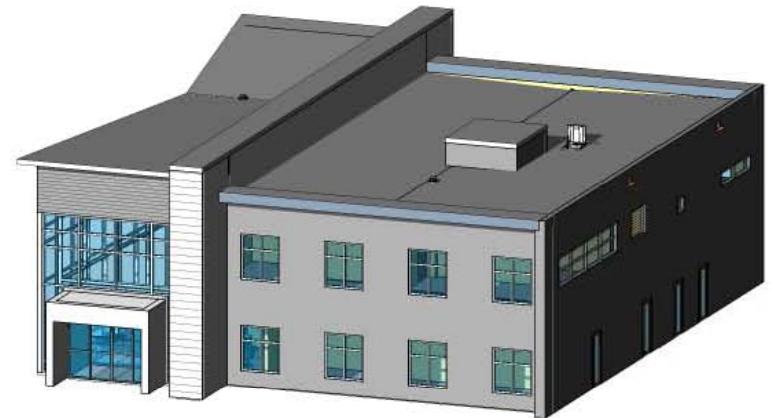
S. West View



S. East View



N. East View



N. West View

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Building Materials

- **Basis of Design**

- Building use
- Occupancy
- Life cycle (fifty years)
- Energy Efficiency
- Ease of Maintenance

Interior finishes will reflect usage, and are intended to support the building's function as a high traffic public area

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Building Materials

- **Metal “Sandwich” Panels**
 - Resistance to UV radiation
 - Resistance to salt water conditions
 - Act as barrier against wind driven rain
- **Glazing**
 - Provide visual connection with ferry and bus
 - Act as significant public transportation node/ landmark
 - Provide sightlines for operations and security
 - Energy Efficiency



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Leadership in Energy & Environmental Design

- (LEED) is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies intended to improve performance in metrics such as:
 - Energy Savings
 - Water Efficiency
 - CO2 Emissions Reduction
 - Improved Indoor Environmental Quality
 - Stewardship Of Resources And Sensitivity To Their Impacts



THIS PROJECT WAS DESIGNED BASED ON LEED STRATEGIES; HOWEVER IT IS NOT REGISTERED NOR IS IT APPLYING FOR LEED CERTIFICATION

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Leadership in Energy & Environmental Design

Summary of LEED Criteria and Anticipated Points for Hingham Intermodal Center			
Credits	Total Possible Points	Anticipated Points	<p><i>To become LEED Certified a project must comply with the following minimum of points and minimum prerequisites:</i></p> <p>Certified 40+ Silver 50+ Gold 60+ Platinum 80+</p>
Sustainable Sites (SS)	26	23	
Water Efficiency (WE)	10	7	
Energy & Atmosphere (EA)	35	11	
Materials & Resources (MR)	14	5	
Indoor Environmental Quality (EQ)	15	15	
Total	100	61	
	Possible Bonus Points	Anticipated Bonus Points	
Innovation in Design (ID)	6	5	
Regional Priority (RP)	4	1	
Total	110	67	

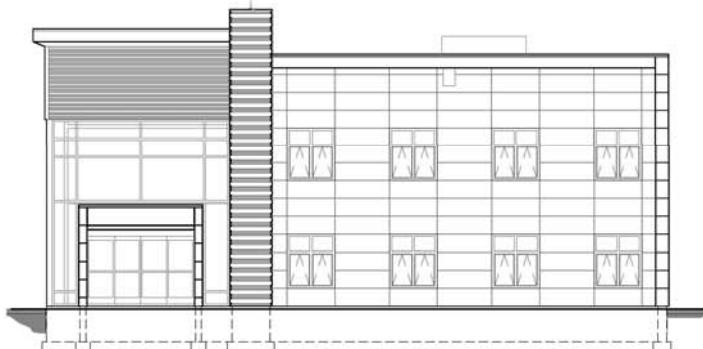
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Construction Schedule

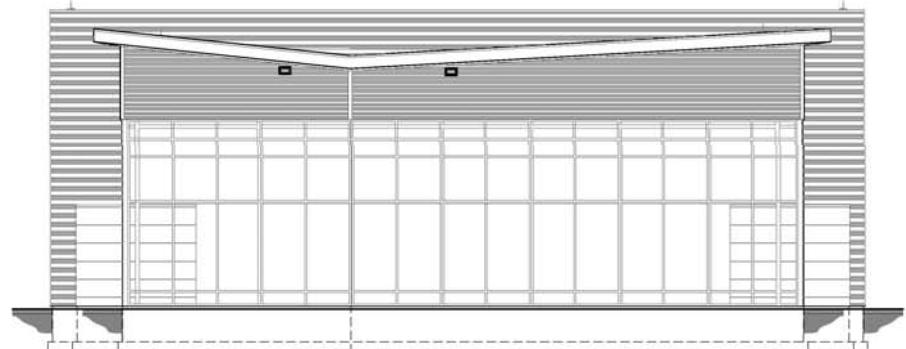
- **Design Phase Services**
 - Now through April
- **Bid Phase Services (5-6 months)**
 - April through September
- **Construction Phase Services (Approx. 15 months)**
 - September through December

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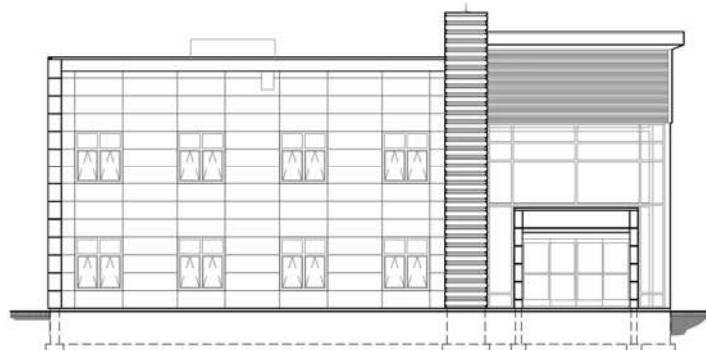
HINGHAM, MA



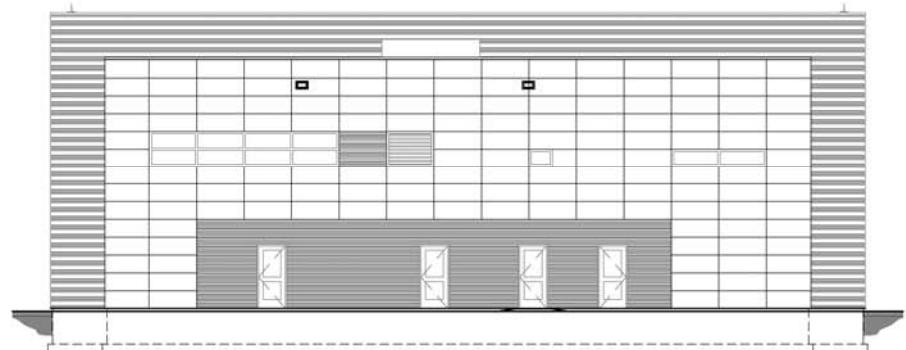
ELEVATION FACING NORTH



ELEVATION FACING SOUTH



ELEVATION FACING SOUTH



ELEVATION FACING WEST

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MBTA WAITING AREA, EAST ELEVATION

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MBTA WAITING AREA, VIEW NORTH

QUESTIONS?



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